



# CORRECTION NOTICE

## Watershed Protection & Development Review

Permit Number: 2006-017825-PP

Permit Address: 2102 E 13TH ST

Inspector, phone, pager  
& email

Billy Sherrill

No. Location	Inspection Type	Date	Deficiency	Comments
1	503 Plumbing Gas Rough	04/24/2007	no plans	
2	502 Plumbing Top Out	04/24/2007	no plans	



# City of Austin

## MECHANICAL PERMIT

**PERMIT NO:** 2006-017825-MP  
2102 E 13TH ST

Type: RESIDENTIAL Status: VOID  
Issue Date: 09/29/2006 **EXPIRY DATE: 02/06/2008**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b>
<b>PROPOSED OCCUPANCY</b> void see comments in conditions per Earl Spurlock. Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility***		<b>WORK PERMITTED</b> Addition <b>ISSUED BY:</b> Dan McNabb	
<b>Total SQFT</b> New/Addn: 3,429	<b>Valuation</b> Remodel: \$00 Total New: \$142,000.00	<b>Use CAT.</b> 434	<b>Floors</b> 2 <b>Units</b> 2

<b>Contact</b> Mechanical Contractor, Larry Susen, Buntan A/C Service General Contractor, Gary Pruitt	<b>Telephone</b> (512) 288-4621 (512) 632-0066
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<b>Fee Description</b> Mechanical Permit Fee  <b>Total Fees:</b>	<b>Fee Amount</b> \$149.00 <b>\$149.00</b>	<b>Paid Date</b> 09/30/2006	<b>Inspection Requirements</b> Mechanical Inspection
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City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<b>Comments</b> need to change permit to read what is actually done new home with attached garage and pull another permit for second family dwelling or attach and make it a duplex but nothing is left of existing house so you will need new permit stop work until this done.
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BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



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PROPOSED OCCUPANCY WORK PERMITTED Addition	ISSUED BY: Dan McNabb
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void see comments in conditions per Earl Spurlock. Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility\*\*\*

Total SQFT New/Addn: 3,429	Valuation Remodel: \$.00 Total New: \$142,000.00	Use CAT. 434	Floors 2	Units 2
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Type	Date	Status	Comments	Inspector
400 Mechanical Rough	04/27/2007	Fail		Earl Spurlock
402 Mechanical Vent		Open		Billy Sherrill
403 Stove Hood Rough		Open		Billy Sherrill
404 Walk in Cooler/Freezer Rougl		Open		Billy Sherrill
405 Final Mechanical		Open		Billy Sherrill
406 Mech TCO Occupancy		Open		Billy Sherrill
407 Mech TCO Stocking		Open		Billy Sherrill
408 Boiler Rough		Open		Billy Sherrill
409 Mechanical Temp Gas		Open		Billy Sherrill
Deficiencies		Open		

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Permit Number: 2006-017825-MP

Permit Address: 2102 E 13TH ST

**Inspector, phone, pager  
& email**

**No. Location**

**Inspection Type**

**Date**

**Deficiency**

**Comments**

Billy Sherrill

1

400 Mechanical Rough 04/24/2007 no plans



Watershed Protection & Development Review Department  
505 Barton Springs Road

P.O. Box 1088  
Austin, Texas 78767

Address 203 E 13th

Permit # 06018884

Date: 1 8 7

Inspector: By Sherrill

For Questions, Call 9741670

(circle one) **REINSPECTION FEE** / **INVESTIGATION FEE** / **ENVIRONMENTAL FEE** for:

☐ BUILDING

☐ 1. Starting work without a proper permit

☐ 2. Trade has not paid for permit

☐ ELECTRICAL

☐ 3. ☐ Approved plans ☐ 3<sup>rd</sup> Party reports not on-site

☐ 4. Work not ready for inspection

☐ PLUMBING

☐ 5. Frame inspection needs to be signed off by 3<sup>rd</sup> party inspector prior to calling COA

☐ 6. No access for inspection: ☐ locked out ☐ work covered

☐ MECHANICAL

☐ 7. Corrections previously identified not corrected

☐ 8. More than 4 violations cited on the work performed

☒ **STOP WORK IMMEDIATELY**

☐ ENVIRONMENTAL

☐ 9. Inadequate erosion & sedimentation controls

☐ Warning

☐ Fee Charged

Type of Work: Existing house is to be torn down

A certificate of Occupancy will not be issued or the utilities will not be released until all fees are paid. Payment must be made at the Permit Center at the above address 3<sup>rd</sup> floor. (Contact 974-2747 for payment information). Si tiene preguntas o requiere mas informacion, llame (512) 974-2747. You may check your permit at the following web address: [www.ci.austin.tx.us/development/pierivr](http://www.ci.austin.tx.us/development/pierivr)



City of Austin  
**RIGHT OF WAY EXCAVATION PERMIT**



**\*COPY OF APPROVED PERMIT MUST BE PRESENT ON SITE DURING CONSTRUCTION\***

<b><u>PERMIT NUMBER</u></b> 2007-073844-EX	<b><u>STATUS</u></b> Final	<b><u>PRIORITY</u></b> 3	
<b><u>STREET</u></b> E 13TH ST	<b><u>CROSS STREET 1</u></b>	<b><u>BETWEEN</u></b>	<b><u>CROSS STREET 2</u></b>
<b><u>HOUSE#</u></b> 2102	<b><u>START DATE</u></b> 09/14/2007	<b><u>EST. COMPLETION DATE</u></b> 10/14/2007	
<b><u>REQUESTOR</u></b> H & T Utilities, L.C.	<b><u>LOCATOR REF #.</u></b> 072542890	<b><u>DECISION DATE</u></b> 09/12/2007	
<b><u>INSPECTOR / RADIO#</u></b>	<b><u>CONTRACTOR:</u></b> H & T Utilities, L.C. <b><u>WORK PHONE:</u></b> (512) 281-2759 <b><u>HOME PHONE:</u></b>	<b><u>CONTACT:</u></b> H & T Utilities, L.C. <b><u>WORK PHONE:</u></b> (512) 281-2759	
<b><u>JOB DESCRIPTION:</u></b> NEW SERVICE. ALL WORK BEHIND THE CURB. **MAP 585 R			
<b><u>LOCATION DESCRIPTION:</u></b> 13th St E from ALAMO ST			
<b><u>INSTRUCTIONS:</u></b> PERMIT GRANTED TO WORK BEHIND CURB ONLY/ NO STRUCTURE CUTS OR LANE CLOSURES REQUESTED.*** Iv			

Permittee must adhere to all applicable Local, State, and Federal Laws and Regulations, including, but not limited to, the Americans with Disabilities Act and all other applicable disability laws and regulations. Only Certified Competent Persons trained in traffic control may set traffic control devices. Permittee must coordinate with any pre-existing construction or traffic controls in area. Right-of-Way Management must be notified at 974-7180 prior to commencement of construction if Traffic Control conflicts exist. Contact ROW Management at 974-7180 to request any changes to the previously-approved Traffic Control Plan for Lane or Sidewalk Closures. Failure to comply with these requirements will cause delays or red tag of job!



City of Austin  
RIGHT OF WAY EXCAVATION PERMIT

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2007-073844-EX

Area Name

Description of Work Permitted

Open Cuts: Behind Curb

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# City of Austin

## DRIVEWAY & SIDEWALK PERMIT

**PERMIT NO:** 2007-113184-DS

2102 E 13TH ST

**Type:** RESIDENTIAL

**Status:** VOID

**Issue Date:**

**Expiry Date:** 02/06/2008

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>
<b>PROPOSED OCCUPANCY</b> Res. Driveway**Construct new driveway approach for Unit A. nmt	<b>WORK PERMITTED</b> New	<b>ISSUED BY</b>
<b>Total Number Of Driveways:</b> 1 <b>Driveway Width 1:</b> <b>Driveway Width 2:</b> <b>Total Linear SqFt Of All Driveways:</b> <b>Total Number Of Sidewalks:</b> <b>Total Linear SqFt Of All Curbs And Gutters:</b>	<b>Right Of Way Usage</b> <b>Number Of Lanes Affected:</b> <b>Number Of Days Lanes Affected:</b> <b>Number Of Structures Affected:</b> <b>Number Of Days Structures Affected:</b>	

**Contact**

Applicant, Stinson Property Group  
General Contractor, Gary Pruitt

**Telephone**

(512) 658-8876  
(512) 632-0066

**Inspection Requirements**

Driveway Inspection

**Comments**

FOLLOW PUBLIC WORKS STANDARDS AND SPECS. CALL AUTOMATED LINE @ 480-0623 FOR INSPECTION (24-HRS) PRIOR TO SWLK PRE-POUR (201)/ SWLK FINAL (202)/ DRWY PRE-POUR (203)/ DRWY FINAL (204)/ C&G PRE-POUR (205)/ C&G FINAL (206). CALL 974-7161 FOR CONSULTATION\*\*

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.

Section 25-11-94 EXPIRATION AND EXTENSION OF PERMIT (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection performed.)

Permittee must adhere to all applicable Local, State, and Federal Laws and Regulations, including, but not limited to, the Americans with Disabilities Act and all other applicable disability laws and regulations. Only Certified Competent Persons trained in traffic control may set traffic control devices. Permittee must coordinate with any pre-existing construction or traffic controls in area. Right-of-Way Management must be notified at 974-7180 prior to commencement of construction if Traffic Control conflicts exist. Contact ROW Management at 974-7180 to request any changes to the previously-approved Traffic Control Plan for Lane or Sidewalk Closures. Failure to comply with these requirements will cause delays or red tag of job!





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2102 E 13TH ST

**Type:** RESIDENTIAL

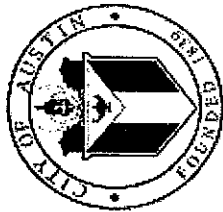
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**City of Austin**  
**Austin Water Utility**  
**Customer Service - Taps Office**  
**Water/Wastewater Permit**



**Contact :** ,/MGE Development, Inc.  
**Issued by:** Mario Aguilera

Tap Sale Request #	Location Desc/ Legal Desc	Tap Permit Number	Date	Meter Size	Serv Stub Loc	Depth Serv	Annexation	Method Conn	PRV Req'd
1003565	2102 E 13TH ST AUSTIN, 78702	2007-123456 W	11/07/2007	5/8" PD	23' L/RLL		INSIDE CITY LIMITS	CITY CONNECT	N

Exp. 11-6-2009

Comments:

## CITY OF AUSTIN

8.17.07

## RESIDENTIAL PERMIT APPLICATION "A"

 BP Number 2007-144338 RM  
 Building Permit No. 2007144343  
 Plat No. SRP Date 8/16/07  
 Reviewer SRP

## PRIMARY PROJECT DATA

Service Address 2102 EAST 13<sup>TH</sup> Tax Parcel No. \_\_\_\_\_

Legal Description  
 Lot 2 Block B Subdivision OLT 34 DSV B Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No.: \_\_\_\_\_  
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work  
☐ New Residence  
☐ Duplex  
☐ Garage ☐ attached ☐ detached  
☐ Carport ☐ attached ☐ detached  
☐ Pool  
☒ Remodel (specify) INTERIOR FINISH FOR  
A.P. - 06 - 018884  
☐ Addition (specify) \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) \_\_\_\_\_

- Height of Principal building \_\_\_\_\_ ft. # of floors \_\_\_\_\_ Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_

- Does this site currently have water and wastewater availability? ☐ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? ☐ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☐ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☐ No

Does this site front a paved street? ☐ Yes ☐ No A paved alley? ☐ Yes ☐ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☐ Yes ☐ No

## VALUATIONS FOR REMODELS ONLY

## VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

## PERMIT FEES

(For office use only)

 Building \$ \_\_\_\_\_  
 Electrical \$ \_\_\_\_\_  
 Mechanical \$ \_\_\_\_\_  
 Plumbing \$ \_\_\_\_\_  
 Driveway/  
 Sidewalk \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_  
 (labor and materials)

 Lot Size 7757.5 sq.ft.  
 Job Valuation - Principal Building \$ \_\_\_\_\_  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)
TOTAL JOB VALUATION  
(sum of remodels and additions)
 \$ \_\_\_\_\_  
 (Labor and materials)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

## OWNER / BUILDER INFORMATION

OWNER	Name <u>MGE DEVELOPMENT</u>	Telephone (h) <u>632-0066</u> (w) _____
BUILDER	Company Name <u>MGE DEVELOPMENT</u>	Telephone <u>632-0066</u>
	Contact/Applicant's Name <u>IAN MITCHELL</u>	Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor <u>FRANCISCO SALAS</u>	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>MGE DEVELOPMENT</u>	Telephone <u>632-0066</u>
	Address <u>1200 BOB HARRISON, UNIT B</u>	City <u>AUSTIN</u> ST <u>TK</u> ZIP <u>78702</u>

If you would like to be notified when your application is approved, please select the method:

\_\_\_\_\_ telephone

☒ e-mail: mgedevelopment@gmail.comYou may check the status of this application at [www.ci.austin.tx.us/development/pierivr.htm](http://www.ci.austin.tx.us/development/pierivr.htm)

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

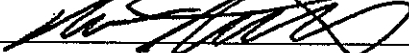
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 8-16-07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

**Rejection Notes/Additional Comments (for office use only):**


Service Address \_\_\_\_\_  
Applicant's Signature  Date 8-16-07

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2102 E. 13th

Applicant's Signature [Signature]

Date 8-16-07

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>640</u> sq.ft.	sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	sq.ft.	sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>920</u> sq.ft.	sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL (add d and e above)	sq.ft.	sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
<b>V. Garage</b>		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>350-200</u> <u>150</u> sq.ft.	sq.ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.ft.
<b>VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)</b>		
	sq.ft.	sq.ft.
<b>VII. TOTAL</b>	<u>1710</u> sq.ft.	sq.ft.

<b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above)	<u>1710</u> sq. ft.
<b>GROSS AREA OF LOT</b>	<u>7757.5</u> sq. ft.
<b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)	<u>22</u> %

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

3291  
3103

LEVIN MITCHELL



Kramer Service Center  
2412 Kramer Lane, Bldg. "C"  
Austin, Texas 78758  
(512) 505-7206

### Austin Energy

**Electric Service Planning Application (ESPA)**  
(Please Print or Type)

St. Elmo Service Center  
4411-B Meinardus Drive  
Austin, Texas 78744  
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name	<u>MGE DEVELOPMENT</u>		Phone	<u>632-0066</u>
Address	<u><del>000</del> 2102 EAST 13<sup>th</sup></u>			
Legal Description	<u>OLT 34 DEV. B</u>			
Lot	<u>2</u>	Block	<u>6</u>	Commercial/Residential? <u>RES.</u>

Service Main Size	<u><del>40</del> 350</u>	(amps)	Service Conductor	<u>CABLED AL</u>	(type & size)
Service Length	<u>60</u>	(ft.)	Number of Meters?	<u>2</u>	Multi-Fuel Y N
Overhead/Underground?	<u>X</u>	Voltage	<u>          </u>	<input checked="" type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Total Square Footage	<u>3101</u>	Total A/C Load	<u>2</u>	(# of units)	<u>7</u> (Tons)
Largest A/C unit	<u>4</u>	(Tons)	LRA of Largest A/C Unit	<u>40</u>	(amps)
Electric Heating	<u>GAS</u>	(kw)	Other	<u>GAS</u>	(kw)

Comments: \_\_\_\_\_

Levin Mitchell 7-25-06 632-0066  
ESPA Completed by (Signature & Print name) Date Phone

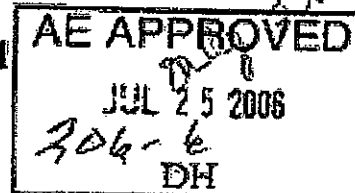
AE Representative

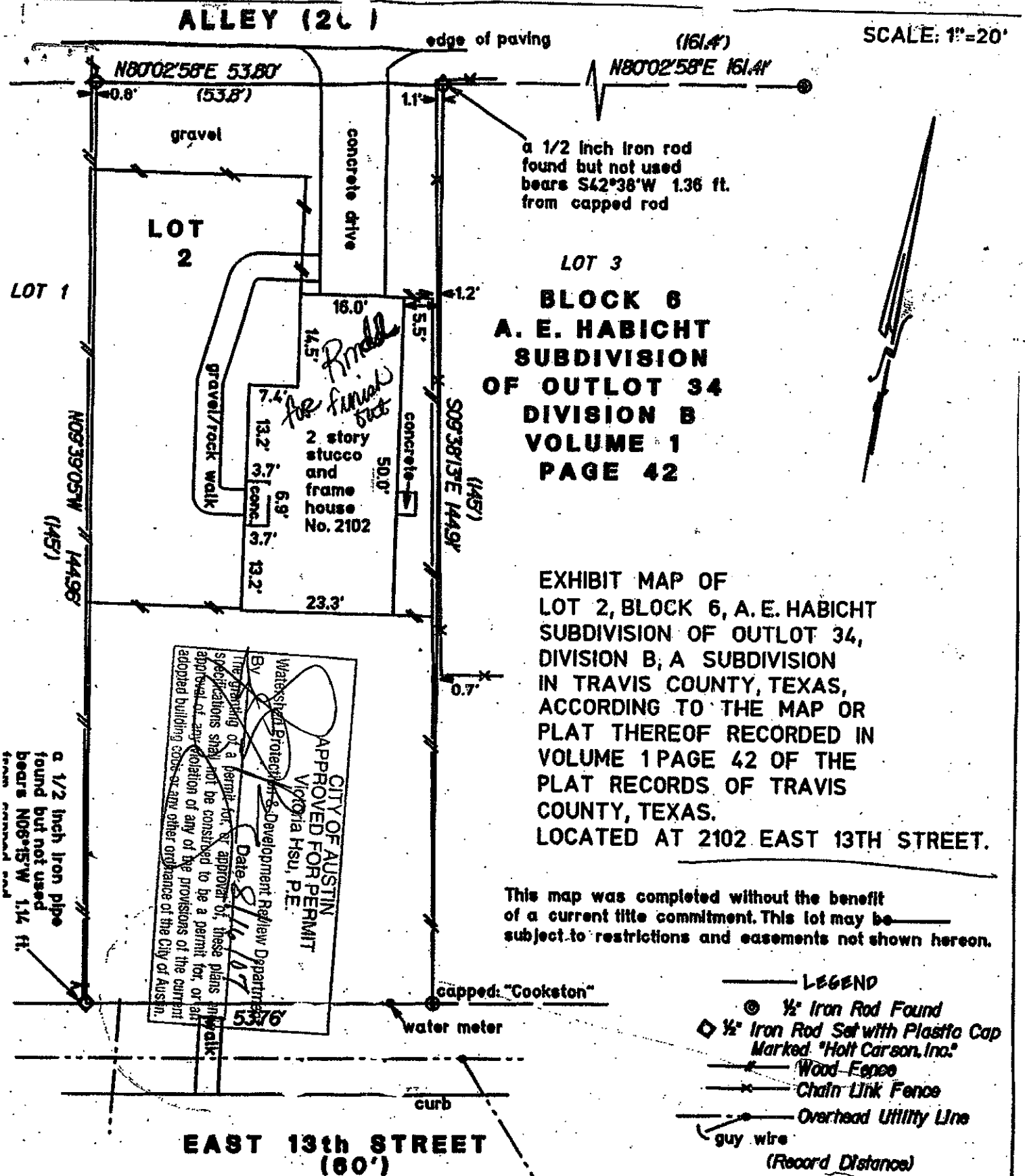
Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

**Application expires 90 days after date of Approval**





**PREPARED: July 25, 2007**  
**BY:**

**Anne Thayer**  
Registered Professional Land Surveyor No. 5850

see map A801084 for complete boundary survey

**HOLT CARSON, INC.**  
**1904 FORTVIEW ROAD**  
**AUSTIN, TX 78704**  
**(512) 442-0990**

copyright 2007 C801084



# City of Austin BUILDING PERMIT

PERMIT NO: 2007-144338-PR

Type: RESIDENTIAL

Status: Approved

2102 E 13TH ST

Issue Date: 08/16/2007

EXPIRY DATE: 08/16/2007

## LEGAL DESCRIPTION

Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

SITE APPROVAL

ZONING  
SF-3-NP

## PROPOSED OCCUPANCY:

WORK PERMITTED: Remodel

ISSUED BY: Sylvia Benavidez

finish out existing BP-06-7570RA and convert the use back to a sf residence.

must re-apply for the duplex use

ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 1,710	Tot Val Rem: \$400.00		435				
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

## Contact

Applicant, MGE Development, Inc.

## Phone

(512) 632-0066

## Contact

## Phone

## Fee Desc

Building Permit Fee

Amount Date  
23.00 8/17/2007

Fee Desc  
Re-Inspection Fee

Amount Date  
65.00 8/30/2007

## Fee Desc

Amount Date

Fees Total: 88.00

## Inspection Requirements

Building Inspection

Electric Inspection

Mechanical Inspection

Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

## Comments

original permit #BP-06-7570RA-was to remodel existing sf res and add to create a duplex.

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.





# City of Austin BUILDING PERMIT

PERMIT NO: 2007-144338-PR

2102 E 13TH ST

Type: RESIDENTIAL

Status: Approved

Issue Date: 08/16/2007

EXPIRY DATE: 08/16/2007

**LEGAL DESCRIPTION**

Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

SITE APPROVAL

ZONING  
SF-3-NP

**PROPOSED OCCUPANCY:**

WORK PERMITTED: Remodel

ISSUED BY: Sylvia Benavidez

finish out existing BP-06-7570RA and convert the use back to a sf residence.  
must re-apply for the duplex use  
ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 1,710	Tot Val Rem: \$400.00		435				
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		



# City of Austin

## PLUMBING PERMIT

**PERMIT NO:** 2007-144343-PP

**Type:** RESIDENTIAL **Status:** Final

**2102 E 13TH ST**

**Issue Date:** 08/23/2007 **EXPIRY DATE:** 08/31/2007

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP	
<b>PROPOSED OCCUPANCY</b> finish out existing BP-06-7570RA and convert the use back to a sf residence. must reapply for a duplex use ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE		<b>WORK PERMITTED:</b> Remodel		
		<b>ISSUED BY:</b> Diana Cortinas		
<b>Total SQFT</b>  Remodel: 1,710	<b>Valuation</b>  Remodel: \$100.00  Total Rem: \$400.00	<b>Use CAT.</b>  435	<b>Floors</b>  2	<b>Units</b>  1

**Contact**

Plumbing Contractor, Rogelio Vasquez, R & R Plumbing  
Billed To, MGE Development, Inc.  
General Contractor, MGE Development, Inc.

**Telephone**

(512) 382-1994  
(512) 632-0066  
(512) 632-0066

<b>Fee Description</b>	<b>Fee Amount</b>	<b>Paid Date</b>	<b>Inspection Requirements</b>
Plumbing Permit Fee	\$23.00	08/17/2007	Plumbing Inspection
Re-Inspection Fee	\$65.00	08/28/2007	
Re-Inspection Fee	\$65.00	08/30/2007	
<b>Total Fees:</b>	<b>\$153.00</b>		

**City Code Chapter 25-12, Article 13:** A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection as required by 30 T.A.C. 290.46(j).

Completion and acceptance of the final plumbing inspection meets the Customer Service Inspection requirements as identified in TCEQ's Rules and Regulations for Public Water Systems 290.46 (j).

<b>Comments</b> original permit #BP-06-7570RA-was to remodel existing sf res and add to create a duplex.
---

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



# City of Austin

## PLUMBING PERMIT

**PERMIT NO:** 2007-144343-PP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST

Issue Date: 08/23/2007 **EXPIRY DATE: 08/31/2007**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP	
<b>PROPOSED OCCUPANCY</b>	<b>WORK PERMITTED:</b> Remodel		<b>ISSUED BY:</b> Diana Cortinas	
finish out existing BP-06-7570RA and convert the use back to a sf residence. must reapply for a duplex use ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE				
<b>Total SQFT</b>  Remodel: 1,710	<b>Valuation</b>  Remodel: \$100.00 Total Rem: \$400.00	<b>Use CAT.</b>  435	<b>Floors</b>  2	<b>Units</b>  1

Type	Date	Status	Comments	Inspector
500 Plumbing Rough		Open		Julio Molis
501 Plumbing Copper		Open		Julio Molis
502 Plumbing Top Out		Open		Julio Molis
503 Plumbing Gas Rough		Open		Julio Molis
504 Interior Water Line		Open		Julio Molis
505 Sewer Yard Line		Open		Julio Molis
506 Water Yard Line		Open		Julio Molis
507 Gas Yard Line		Open		Julio Molis
520 Temporary Gas Final		Open		Julio Molis
521 Final Plumbing	08/31/2007	Pass		Julio Molis
522 Plumbing TCO Occupancy		Open		Julio Molis



# City of Austin

## MECHANICAL PERMIT

**PERMIT NO:** 2007-144343-MP  
2102 E 13TH ST

Type: RESIDENTIAL Status: FINAL  
Issue Date: 08/23/2007 **EXPIRY DATE: 08/31/2007**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION	<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP
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<b>PROPOSED OCCUPANCY</b>   <b>WORK PERMITTED</b> Remodel	<b>ISSUED BY:</b> Gabriel Guerrero Jr
---	---------------------------------------

finish out existing BP-06-7570RA and convert the use back to a sf residence.  
must reapply for a duplex use  
ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

Total SQFT	Valuation	Use CAT.	Floors	Units
Remodel: 1,710	Remodel: \$100.00	435	2	1
	Total Rem: \$400.00			

<b>Contact</b> Mechanical Contractor, Larry Susen, Bunten A/C Service Billed To, MGE Development, Inc. General Contractor, MGE Development, Inc.	<b>Telephone</b> (512) 288-4621 (512) 632-0066 (512) 632-0066
---	--

<table><tr><th>Fee Description</th><th>Fee Amount</th><th>Paid Date</th></tr><tr><td>Mechanical Permit Fee</td><td>\$23.00</td><td>08/17/2007</td></tr><tr><td>Re-Inspection Fee</td><td>\$65.00</td><td>08/28/2007</td></tr><tr><td>Re-Inspection Fee</td><td>\$65.00</td><td>08/30/2007</td></tr><tr><td><b>Total Fees:</b></td><td><b>\$153.00</b></td><td></td></tr></table>	Fee Description	Fee Amount	Paid Date	Mechanical Permit Fee	\$23.00	08/17/2007	Re-Inspection Fee	\$65.00	08/28/2007	Re-Inspection Fee	\$65.00	08/30/2007	<b>Total Fees:</b>	<b>\$153.00</b>		<b>Inspection Requirements</b> Mechanical Inspection
Fee Description	Fee Amount	Paid Date														
Mechanical Permit Fee	\$23.00	08/17/2007														
Re-Inspection Fee	\$65.00	08/28/2007														
Re-Inspection Fee	\$65.00	08/30/2007														
<b>Total Fees:</b>	<b>\$153.00</b>															

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<b>Comments</b> **GC PAID FOR TRADE WILL PROVIDE RECEIPT. TO LICENSE HOLDER TO ACTIVATE** original permit #BP-06-7570RA-was to remodel existing sf res and add to create a duplex.
---

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



# City of Austin

## MECHANICAL PERMIT

**PERMIT NO:** 2007-144343-MP

2102 E 13TH ST

Type: RESIDENTIAL Status: FINAL

Issue Date: 08/23/2007 **EXPIRY DATE: 08/31/2007**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION	SITE APPROVAL	ZONING  SF-3-NP
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PROPOSED OCCUPANCY	WORK PERMITTED Remodel	ISSUED BY: Gabriel Guerrero Jr
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finish out existing BP-06-7570RA and convert the use back to a sf residence.  
must reapply for a duplex use  
ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

Total SQFT Remodel: 1,710	Valuation Remodel: \$100.00 Total Rem: \$400.00	Use CAT. 435	Floors 2	Units 1
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Type	Date	Status	Comments	Inspector
400 Mechanical Rough		Open		Julio Molis
402 Mechanical Vent		Open		Julio Molis
405 Final Mechanical	08/31/2007	Pass		Julio Molis
406 Mech TCO Occupancy		Open		Julio Molis
409 Mechanical Temp Gas		Open		Julio Molis
Deficiencies		Open		Julio Molis



# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 2007-144343-EP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST

Issue Date: 08/17/2007 **EXPIRY DATE: 08/28/2007**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP
<b>PROPOSED OCCUPANCY</b>	<b>WORK PERMITTED:</b> Remodel		<b>ISSUED BY:</b> Diana Cortinas
finish out existing BP-06-7570RA and convert the use back to a sf residence. must reapply for a duplex use ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE			
<b>Total SQFT</b>  Remodel: 1,710	<b>Valuation</b>  Remodel: \$100.00  Total Rem: \$400.00	<b>Use CAT</b>	<b>Floors</b>  2  <b>Units</b>  2

<b>Contact</b> Electrical Contractor, Tony Verver, Tony Verver Electric Billed To, MGE Development, Inc. General Contractor, MGE Development, Inc.	<b>Telephone</b> (512) 789-1063 (512) 632-0066 (512) 632-0066
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<b>Fee Description</b> Electrical Permit Fee  <b>Total Fees:</b>	<b>Fee Amount</b> \$23.00  \$23.00	<b>Paid Date</b> 08/17/2007	<b>Inspection Requirements</b> Electric Inspection
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City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<b>Comments</b> original permit #BP-06-7570RA-was to remodel existing sf res and add to create a duplex.
---

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 2007-144343-EP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST

Issue Date: 08/17/2007 **EXPIRY DATE: 08/28/2007**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP	
<b>PROPOSED OCCUPANCY</b>	<b>WORK PERMITTED:</b> Remodel		<b>ISSUED BY:</b> Diana Cortinas	
finish out existing BP-06-7570RA and convert the use back to a sf residence. must reapply for a duplex use ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE				
<b>Total SQFT</b>  Remodel: 1,710	<b>Valuation</b>  Remodel: \$100.00  Total Rem: \$400.00	<b>Use CAT</b>	<b>Floors</b>  2	<b>Units</b>  2

Type	Date	Status	Comments	Inspector
300 Electrical Slab		Open		Sam Verver
301 Electrical Rough		Open		Sam Verver
302 Electrical Grounding		Open		Sam Verver
303 Electrical Sign		Open		
304 Temporary Electric	08/27/2007	Approved	Sep 27, 2007----	Michael Compton
305 Final Electric	08/28/2007	Pass		John Pace
306 Electrical TCO Occupancy		Open		Sam Verver
Deficiencies		Open		

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# City of Austin BUILDING PERMIT

PERMIT NO: 2007-144343-BP

Type: RESIDENTIAL Status: Final

102 E 13TH ST

Issue Date: 08/17/2007

EXPIRY DATE: 08/31/2007

## LEGAL DESCRIPTION

Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

SITE APPROVAL

ZONING  
SF-3-NP

## PROPOSED OCCUPANCY:

WORK PERMITTED: Remodel

ISSUED BY: Diana Cortinas

Finish out existing BP-06-7570RA and convert the use back to a sf residence.(SEE CONIDITONS)  
must reapply for a duplex use  
ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 1,710	Tot Val Rem: \$400.00		435		2	1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

## Contact

Billed To, MGE Development, Inc.

## Phone

(512) 632-0066

## Contact

General Contractor, MGE Development, Inc.

## Phone

(512) 632-0066

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	23.00	8/17/2007	Electrical Permit Fee	23.00	8/17/2007	Mechanical Permit Fee	23.00	8/17/2007
Plumbing Permit Fee	23.00	8/17/2007	Re-Inspection Fee	65.00	8/28/2007	Re-Inspection Fee	65.00	8/28/2007
Re-Inspection Fee	65.00	8/30/2007	Re-Inspection Fee	65.00	8/30/2007	Re-Inspection Fee	65.00	8/30/2007
<b>Fees Total:</b>	<b>417.00</b>							

## Inspection Requirements

Building Inspection Electric Inspection Mechanical Inspection Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
"Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

## Comments

original permit #BP-06-7570RA-was to remodel existing sf res and add to create a duplex.

Residential Zoning Review

Date

08/16/2007

Reviewer

Residential Zoning Reviewers

I, the undersigned, Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True  
And That The Work Will Conform To The Plans And Specification Submitted Herewith.





# City of Austin BUILDING PERMIT

PERMIT NO: 2007-144343-BP

Type: RESIDENTIAL

Status: Final

2102 E 13TH ST

Issue Date: 08/17/2007

EXPIRY DATE: 08/31/2007

LEGAL DESCRIPTION

Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

SITE APPROVAL

ZONING

SF-3-NP

PROPOSED OCCUPANCY:

WORK PERMITTED: Remodel

ISSUED BY: Diana Cortinas

finish out existing BP-06-7570RA and convert the use back to a sf residence.(SEE CONIDITONS)  
must reapply for a duplex use  
ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 1,710	Tot Val Rem: \$400.00		435		2	1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Type	Date	Status	Comments	Inspector
101 Building Layout	8/31/2007	Pass		Julio Molis
103 Framing		Open		Julio Molis
104 Insulation		Open		Julio Molis
108 TCO Stocking		Open		Julio Molis
111 Energy Final	8/29/2007	Pass		Julio Molis
112 Final Building	8/31/2007	Pass		Julio Molis
Deficiencies		Open		Julio Molis



## City of Austin

# CERTIFICATE OF OCCUPANCY

**BUILDING PERMIT NO. 2007-144343 BP**

**ISSUE DATE: 08/31/2007**

**BUILDING ADDRESS:** 2102 E 13TH ST

**LEGAL DESCRIPTION:** Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

**PROPOSED OCCUPANCY:**

R- 435 Renovations/Remodel

Remodel - finish out existing BP-06-7570RA and convert the use back to a sf residence.(SEE CONIDITONS)

must reapply for a duplex use

ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

**REMODEL BUILDING SQUARE FOOTAGE:** 1710 SQ. FT.

**SPRINKLER SYSTEM:**

**CODE YEAR:** 2000

**CODE TYPE:** International Residential Code

**FIXED OCCUPANCY:** 0

**NON FIXED OCCUPANCY:**

**CONTRACTOR:** MGE Development. Inc.

**\*\*\*\*\* CERTIFICATE OF OCCUPANCY \*\*\*\*\***

**THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.**

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

**BUILDING CODE REVIEWER:**

**For Leon Barba, Building Official**

CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-154424 PA  
 Building Permit No. \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Date 9/27/07  
 Reviewer SPB

## PRIMARY PROJECT DATA

Service Address 2102 EAST 13th  
 Legal Description  
 Lot 2 Block B Subdivision OUT 34 DSU B Tax Parcel No. \_\_\_\_\_  
 If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_ Section \_\_\_\_\_ Phase \_\_\_\_\_  
 (attach final approved copies of subdivision and site plan)  
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
 Description of Work change of use ☒ Remodel (specify) Change of Use from  
SF to Duplex  
☒ Duplex ☒ Addition (specify) TO CREATE DUPLEX  
 Garage ☐ attached ☐ detached  
 Carport ☐ attached ☐ detached  
 Pool ☐ Other (specify) \_\_\_\_\_  
 Zoning (e.g. SF-1, SF-2...) SF3 N/P  
 Height of Principal building 24 ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
 Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the  
 Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
 Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic  
 permit prior to a zoning review.  
 Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation  
 Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No  
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☒ Yes ☐ No  
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR  
REMODELS ONLY

Building \$ \_\_\_\_\_  
 Electrical \$ \_\_\_\_\_  
 Mechanical \$ \_\_\_\_\_  
 Plumbing \$ \_\_\_\_\_  
 Driveway/  
 Sidewalk \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_  
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION  
OR ADDITIONS ONLY

Lot Size 7757.5 sq. ft.  
 Job Valuation - Principal Building \$ \_\_\_\_\_  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)  
 TOTAL JOB VALUATION  
 (sum of remodels and additions)  
 \$ 80,000.00  
 (Labor and materials)

## PERMIT FEES

(For office use only)

## NEW/ADDITIONS REMODEL

Building \$ 185 \$ \_\_\_\_\_  
 Electrical \$ 100 \$ \_\_\_\_\_  
 Mechanical \$ 66 \$ \_\_\_\_\_  
 Plumbing \$ 85 \$ \_\_\_\_\_  
 Driveway  
 & Sidewalk \$ \_\_\_\_\_ \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_ \$ \_\_\_\_\_

## OWNER / BUILDER INFORMATION

OWNER Name MGE Development VICTOR STINSON Telephone (h) 632-0061  
 BUILDER Company Name MGE Development STINSON PROPERTY GROUP Telephone (w) \_\_\_\_\_  
 Contact/Applicant's Name IAN METCALLE Telephone 632-0066  
 DRIVEWAY/  
 SIDEWALK Contractor FRANCISCO SOLAS Pager \_\_\_\_\_  
 FAX \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 CERTIFICATE OF OCCUPANCY Name MGE Development Telephone 632-0066  
 Address 1200 BOB MARSHALL, Unit B City AUSTIN ST TK ZIP 787

If you would like to be notified when your application is approved, please select the method:  
 \_\_\_\_\_ telephone ☒ e-mail: mgedevelopment@gmail.com

You may check the status of this application at [www.ci.austin.tx.us/development/vntrivtr.htm](http://www.ci.austin.tx.us/development/vntrivtr.htm)

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2102 E. 13th

Applicant's Signature [Signature]

Date 8-27-07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1 <sup>st</sup> Floor Gross Area		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>640</u> sq.ft.	<u>550</u> sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15-feet.	_____ sq.ft.	_____ sq.ft.
c. TOTAL (add a and b above)	_____ sq.ft.	_____ sq.ft.
II. 2 <sup>nd</sup> Floor Gross Area See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>920</u> sq.ft.	<u>590</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.ft.
III. 3 <sup>rd</sup> Floor Gross Area See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	<u>45</u> sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
V. Garage		
k. <del>X</del> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>350-200</u> <u>150</u> sq.ft.	<u>350-200</u> <u>150</u> sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.ft.
VII. TOTAL	<u>1710</u> sq.ft.	<u>1290</u> <u>133</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
GROSS AREA OF LOT	<u>3000</u> sq. ft. <u>3045</u>
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>7757.5</u> sq. ft. <u>24</u> % <u>133</u>

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floor below

# CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "C"

### BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 <sup>st</sup> floor conditioned area	640	sq.ft.	550	sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	920	sq.ft.	590	sq.ft.
c. 3 <sup>rd</sup> floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
<input checked="" type="checkbox"/> attached		sq.ft.		sq.ft.
detached	350	sq.ft.	350	sq.ft.
f. Wood decks [must be counted at 100%] 2nd Flr		sq.ft.		sq.ft.
g. Breezeways		sq.ft.	128	sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.		sq.ft.
j. Balconies 2nd Flr		sq.ft.	100	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.	250	sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify		sq.ft.	45	sq.ft.

TOTAL BUILDING AREA (add a. through l.) 1910 sq.ft. ~~1885~~ 2013 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered) 990 2035 sq.ft. 26 % of lot

### IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2035	sq.ft.
b. Driveway area on private property	510	sq.ft.
c. Sidewalk / walkways on private property	170	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]	128	sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify)		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2797 sq.ft. 36 % of lot

Map 3103 #

6

**TRUSTEE'S DEED**

**Date:** September 21, 2009



**DEED** 2009161255

**Trustee:** Mark Guiling

**6 PGS**

**Note:** Note dated August 28, 2008 in the amount of \$217,000.00

**Deed of Trust:** Recorded in Instrument No. 2008147963, OPR Travis County, Texas

**Date:** August 28, 2008

**Grantor:** MGF Development, Inc.

**Property:** Unit A, The 2102 East 13<sup>th</sup> Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of condominium recorded under Document No. 2007145622 of the Official Public Records of Travis County, Texas

**Trustee's/Substitute Trustee's Address:** 3508 Far West Blvd., Suite 190  
Austin, Texas 78731

**Date of Sale (first Tuesday of month):** August 4, 2009

**Time of Sale:** 11:15 A.M.

**Place of Sale:** Designated location, east door, under the sallyport, to the Travis County Courthouse, Austin, Texas, 11<sup>th</sup> and Guadalupe.

**Buyer:** WSCREO, LLC

**Buyer's Mailing Address:** 600 Round Rock West Drive, Suite 601, Round Rock, Texas 78681  
Williamson County

A default exists under the Deed of Trust. Mortgagee or Mortgage Servicer has directed Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the Property were posted and filed and as shown by the affidavit attached to this deed and incorporated in it by this reference Mortgagee either personally or by agent served notice of the sale to each debtor, as required by the Texas Property Code. In accordance with that statute and the Deed of Trust, Trustee sold the Property to Buyer, who was the highest bidder at the public auction. The sale was made on the Date of Sale, began at the Time of Sale, and was concluded by 4:00 p.m.

Trustee, subject to any prior liens and other exceptions to conveyance and warranty in the Deed of Trust and for the bid price paid by Buyer as consideration, grants, sells, and conveys the

1612 S. 3rd

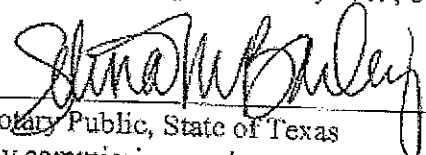
Property to Buyer, "AS IS," together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Trustee binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust.

  
Mark Guiling

STATE OF TEXAS )

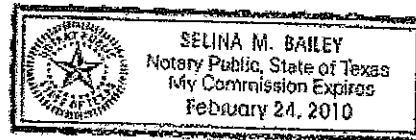
COUNTY OF TRAVIS )

This instrument was acknowledged before me on September 21, 2009, by Mark Guiling, Trustee.

  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

JOHN W PLEUTNER  
3508 Far West Blvd., Ste 190  
Austin, TX 78731



**Affidavit of Mailing**

**Date:** September 21, 2009

**Affiant:** Mark Guiling

**Note:** Note in the amount of \$217,000.00

**Deed of Trust**

**Date:** August 28, 2008

**Grantor:** MGE Development, Inc.

**Recorded:** Instrument No. 2008147963 OPR, Travis County, Texas


**Property:** Unit A, The 2102 East 13<sup>th</sup> Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of condominium recorded under Document No. 2007145622 of the Official Public Records of Travis County, Texas

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that occurred on August 4, 2009.

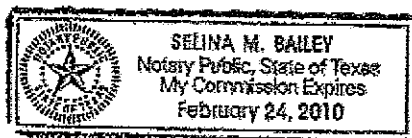
2. Attached to this affidavit is a copy of the letter sent to each person liable on the debt at the address required by the Deed of Trust and the Texas Property Code.

The letter was mailed by certified mail, postage prepaid, properly addressed to each individual identified in the attached letter.

  
Mark Guiling

SUBSCRIBED AND SWORN TO before me on September 21, 2009 by Mark Guiling.

  
Notary Public, State of Texas





LAW OFFICE OF JOHN W. PLEUTNER, P.C.  
3508 FAR WEST BLVD., SUITE 190  
AUSTIN, TEXAS 78731  
512.345.1559  
FAX: 512.345.5958

July 13, 2009

MGE Development, Inc.  
8305 HWY 71 St. West, Ste. 260  
Austin, Texas 78735

Certified Mail No. \_\_\_\_\_ RRR

Re: Note dated August 28, 2008 in the original principal amount of \$217,000.00, ("Note") payable to the order of Bennie F. Brewer; Equity Trust Company Custodian FBO Marie Wilson IRA # 85417; William G. Hofgard; and, EL Jamison LP, ("Mortgagees") and secured by a Deed of Trust, ("Deed of Trust") filed in Instrument 2008147965, of the Official Public Records of Travis County, Texas; both the Note and Deed of Trust for purposes hereof collectively referred to as the "Loan Documents"

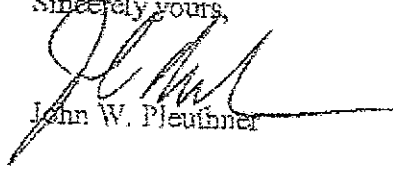
Attn: Ian Mitchell

Dear Mr. Mitchell;

Due to default in the performance of obligations set forth in the Note and deed of Trust referenced above, and in accordance with the procedures therein, the current Mortgagees have declared that the unpaid principal balance and earned interest under the Note is immediately due, and the above referenced property has been posted for foreclosure by the filing of the enclosed Notice of Trustee's Sale, with the Travis County Clerk. The sale will occur in accordance with said Notice.

In accordance with federal and Texas laws regarding fair debt collections, unless you, within thirty days after receipt of this notice, dispute the validity of the debt set forth above, or any portion thereof, the indebtedness will be assumed to be valid. If you notify the undersigned in writing within the thirty-day period that the indebtedness, or any portion thereof, is disputed, I will obtain a verification of the indebtedness and will mail that verification to you. On my receipt of your written request within the thirty-day period, I will forward to you the name and address of the original creditor, if different from the current creditor. I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with state and federal law.

Sincerely yours,

  
John W. Pleutner

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2009 Sep 24 10:11 AM 2009161255

CLARKHM \$35.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

ALLEY (20')

SCALE: 1"=20'

N80°02'58"E 53.80'  
(53.8')

edge of paving

(161.4')

N80°02'58"E 161.4'

gravel

concrete drive

LOT 2

LOT 1

LOT 3

BLOCK 6  
A. E. HABICHT  
SUBDIVISION  
OF OUTLOT 34  
DIVISION B  
VOLUME 1  
PAGE 42

EXHIBIT MAP OF  
LOT 2, BLOCK 6, A. E. HABICHT  
SUBDIVISION OF OUTLOT 34,  
DIVISION B, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR  
PLAT THEREOF RECORDED IN  
VOLUME 1 PAGE 42 OF THE  
PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS.  
LOCATED AT 2102 EAST 13TH STREET.

This map was completed without the benefit  
of a current title commitment. This lot may be  
subject to restrictions and easements not shown hereon.

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Virginia Hsu, P.E.  
By: [Signature]  
Date: 8/16/07  
The granting of a permit for the approval of these plans in accordance with the provisions of the City of Austin, Texas, does not constitute an approval of any other ordinance of the City of Austin.

capped "Cockston"

water meter

curb

EAST 13th STREET  
(60')

LEGEND

- 1/2" Iron Rod Found
- ◊ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
- Wood Fence
- Chain Link Fence
- Overhead Utility Line
- guy wire
- (Record Distance)

PREPARED: July 25, 2007  
BY:

see map A801084 for complete boundary survey

HOLT CARSON, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

Anne Thayer  
Registered Professional Land Surveyor No. 2000



# City of Austin BUILDING PERMIT

PERMIT NO: 2007-154424-PR

Type: RESIDENTIAL

Status: Approved

2102 E 13TH ST

Issue Date: 09/27/2007

EXPIRY DATE: 09/27/2007

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION					SITE APPROVAL		ZONING SF-3-NP	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition			ISSUED BY: Sylvia Benavidez			
addn to an existing sf residence to create a duplex use/change of use and change of address from sf residence to create a duplex								
TOTAL SQFT New/Addn: 1,968 Existing: 1,910		VALUATION Tot Val Rem: \$.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS	UNITS
TOTAL BLDG. COVERAGE 2035		% COVERAGE 26	TOTAL IMPERVIOUS COVERAGE 2672	% COVERAGE 2797	# OF BATHROOMS 5		METER SIZE 5/8	

<b>Contact</b> Applicant, MGE Development. Inc.	<b>Phone</b> (512) 632-0066	<b>Contact</b> Internet User, MGE Development. Inc.	<b>Phone</b> (512) 632-0066
--	--------------------------------	--	--------------------------------

Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	23.00	9/28/2007	Building Permit Fee	185.00	9/28/2007
<b>Fees Total:</b>	<b>208.00</b>				

<b>Inspection Requirements</b>			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection
Sewer Tap Inspection	Water Tap Inspection		

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b> structure fits within bldg tend overhangs can extedn 2' outside the tent sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30' far allowed 3103 sq ft/applicant has 3045 sq ft. 2nd floor balcony is uncovered setback average allows structure to be 22.8'(ldc-subchapter f article 2 sect. 2.3.b) duplex common wall must be a minium of 47" can use zipper wall and wall must connect both units with common roof. porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5' no ceiling height ov4er 15' in height 3 off street parking spaces per urban core.
--



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2007-154424-PR  
**2102 E 13TH ST**

**Type:** RESIDENTIAL **Status:** Approved  
**Issue Date:** 09/27/2007 **EXPIRY DATE:** 09/27/2007

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION				<b>SITE APPROVAL</b>		<b>ZONING</b> SF-3-NP			
<b>PROPOSED OCCUPANCY:</b>		<b>WORK PERMITTED:</b> Addition			<b>ISSUED BY:</b> Sylvia Benavidez				
addn to an existing sf residence to create a duplex use/change of use and change of address from sf residence to create a duplex									
<b>TOTAL SQFT</b> New/Addn: 1,968 Existing: 1,910		<b>VALUATION</b> Tot Val Rem: \$.00		<b>TYPE CONST.</b>	<b>USE CAT.</b> 434	<b>GROUP</b>	<b>FLOORS</b>	<b>UNITS</b>	<b># OF PKG SPACES</b> 3
<b>TOTAL BLDG. COVERAGE</b> 2035		<b>% COVERAGE</b> 26	<b>TOTAL IMPERVIOUS COVERAGE</b> 2672	<b>% COVERAGE</b> 2797		<b># OF BATHROOMS</b> 5		<b>METER SIZE</b> 5/8	

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True  
facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

PERMIT NO: 2007-154472-BP

Type: RESIDENTIAL Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 09/28/2007

**EXPIRY DATE: 03/17/2009**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION	SITE APPROVAL	ZONING SF-3-NP
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PROPOSED OCCUPANCY: addn to create a duplex use	WORK PERMITTED: Addition	ISSUED BY: Zulema Flores
--	--------------------------	--------------------------

TOTAL SQFT New/Addn: 2,013	VALUATION Tot Val Rem: \$00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES 3
TOTAL BLDG. COVERAGE 2035	% COVERAGE 26	TOTAL IMPERVIOUS COVERAGE 2672	% COVERAGE 2797	# OF BATHROOMS	METER SIZE		

<b>Contact</b>	<b>Phone</b>	<b>Contact</b>	<b>Phone</b>
Applicant, Victor Stinson, Stinson Property Group	(512) 658-8876	Billed To, MGE Development, Inc.	(512) 632-0066
General Contractor, Victor Stinson, Stinson Property Group	(512) 658-8876		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	185.00	9/28/2007	Electrical Permit Fee	100.00	1/18/2008	Mechanical Permit Fee	66.00	1/16/2008
Plumbing Permit Fee	85.00	1/28/2008						
<b>Fees Total:</b>	<b>436.00</b>							

<b>Inspection Requirements</b>			
Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Water Tap Inspection	

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13:** A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>
<p>structure fits within bldg tend overhangs can extend 2' outside the tent</p> <p>sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30'</p> <p>far allowed 3103 sq ft/applicant has 3045 sq ft.</p> <p>2nd floor balcony is uncovered</p> <p>setback average allows structure to be 22.8'(dc-subchapter f article 2 sect. 2.3.b)</p> <p>duplex common wall must be a minimum of 47' can use zipper wall and wall must connect both units with common roof.</p> <p>porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5'</p> <p>no ceiling height over 15' in height</p> <p>3 off street parking spaces per urban core.</p>



# City of Austin BUILDING PERMIT

PERMIT NO: 2007-154472-BP

Type: RESIDENTIAL Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 09/28/2007

EXPIRY DATE: 03/17/2009

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL		ZONING SF-3-NP			
PROPOSED OCCUPANCY: addn to create a duplex use	WORK PERMITTED: Addition		ISSUED BY: Zulema Flores				
TOTAL SQFT New/Addn: 2,013	VALUATION Tot Val Rem: \$.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES 3
TOTAL BLDG. COVERAGE 2035	% COVERAGE 26	TOTAL IMPERVIOUS COVERAGE 2672	% COVERAGE 2797	# OF BATHROOMS		METER SIZE	

Residential Zoning Review

Date  
09/27/2007

Reviewer  
Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True  
facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

Type	Date	Status	Comments	Inspector
101 Building Layout	4/2/2008	Temporary		Julio Molis
102 Foundation	3/31/2008	Temporary		Julio Molis
103 Framing	4/2/2008	Pass		Julio Molis
104 Insulation	4/4/2008	Pass		Julio Molis
105 Wallboard	4/10/2008	Pass		Julio Molis
108 TCO Stocking		Open		Julio Molis
111 Energy Final		Open		Julio Molis
112 Final Building		Open		Julio Molis
114 Continuance of work		Open		Julio Molis
311 Water Tap		Open		Austin Water Utility
Deficiencies		Open		Julio Molis



# City of Austin BUILDING PERMIT

PERMIT NO: 2007-154473-BP

Type: RESIDENTIAL Status: Expired

2102 E 13TH ST UNIT B

Issue Date: 09/28/2007

EXPIRY DATE: 03/17/2009

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION						SITE APPROVAL		ZONING SF-3-NP	
PROPOSED OCCUPANCY:		WORK PERMITTED: Remodel				ISSUED BY: Zulema Flores			
change of use and change of address from sf residence to create a duplex									
TOTAL SQFT Remodel: 1,910		VALUATION Tot Val Rem: \$23.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES 3
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

<b>Contact</b>		<b>Phone</b>		<b>Contact</b>		<b>Phone</b>	
Applicant, MGE Development. Inc.		(512) 632-0066		Internet User, MGE Development. Inc.		(512) 632-0066	
Billed To, MGE Development. Inc.		(512) 632-0066		General Contractor, Victor Stinson, Stinson Property Group		(512) 658-8876	

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	23.00	9/28/2007						
<b>Fees Total:</b>	<b>23.00</b>							

<b>Inspection Requirements</b>
Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>		
Residential Zoning Review	Date 09/27/2007	Reviewer Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True  
Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.





# City of Austin BUILDING PERMIT

**PERMIT NO:** 2007-154473-BP  
2102 E 13TH ST UNIT B

Type: RESIDENTIAL Status: Expired  
Issue Date: 09/28/2007 **EXPIRY DATE: 03/17/2009**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION				<b>SITE APPROVAL</b>		<b>ZONING</b> SF-3-NP			
<b>PROPOSED OCCUPANCY:</b>		<b>WORK PERMITTED:</b> Remodel		<b>ISSUED BY:</b> Zulema Flores					
change of use and change of address from sf residence to create a duplex									
<b>TOTAL SQFT</b> Remodel: 1,910		<b>VALUATION</b> Tot Val Rem: \$23.00		<b>TYPE CONST.</b>	<b>USE CAT.</b> 435	<b>GROUP</b>	<b>FLOORS</b> 2	<b>UNITS</b> 1	<b># OF PKG SPACES</b> 3
<b>TOTAL BLDG. COVERAGE</b>		<b>% COVERAGE</b>	<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>% COVERAGE</b>	<b># OF BATHROOMS</b>		<b>METER SIZE</b>		

Type	Date	Status	Comments	Inspector
101 Building Layout		Open		Julio Molis
102 Foundation		Open		Julio Molis
103 Framing		Open		Julio Molis
104 Insulation		Open		Julio Molis
105 Wallboard		Open		Julio Molis
108 TCO Stocking		Open		Julio Molis
112 Final Building		Open		Julio Molis
114 Continuance of work		Open		Julio Molis
Deficiencies		Open		Julio Molis